

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Michael B. Reynolds (#174534) Marshall J. Hogan (#286147) SNELL & WILMER L.L.P. 600 Anton Boulevard, Suite 1400 Costa Mesa, California 92626 Phone: (714) 427-7000 Facsimile: (714) 427-7799 Email: mreynolds@swlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Richard Marshack	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re:  NANCY ANN BELLO,    Debtor(s).	CASE NO.: 8:16-bk-14186-CB CHAPTER: 7   <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/26/2019	<b>Time:</b> 2:30 p.m.
<b>Location:</b> Courtroom 5D, 411 West Fourth Street, Santa Ana, CA 92701	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 02/12/2019

**Description of property to be sold:** All non-cash assets of the bankruptcy estate, including direct, indirect, choate and inchoate personal and real property interests and all intangibles of any sort and form, including without limitation, with respect to all of the foregoing any and all claims and causes of action, in each case, whether currently known and unknown, suspected or unsuspected, in which the estate may have or claim to have a direct or indirect ownership or economic interest. See accompanying Notice of Motion and Hearing for additional details.

**Terms and conditions of sale:** As-is, with all faults, and without any representations or warranties whatsoever by the Trustee regarding the nature, extent, or value of the assets or any defenses or adverse claims thereto. Subject to overbid.

**Proposed sale price:** \$10,000.00, subject to overbid

**Overbid procedure (if any):** See accompanying Notice of Motion and Hearing.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Property is not being sold free and clear of liens or other interests, but date, time and location is as follows:

February 26, 2019 at 2:30 p.m.  
United States Bankruptcy Court  
Courtroom 5D  
411 West Fourth Street  
Santa Ana, CA 92701

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Michael B. Reynolds (mreynolds@swlaw.com)  
Marshall J. Hogan (mhogan@swlaw.com)  
Snell & Wilmer L.L.P.  
600 Anton Boulevard, Suite 1400  
Costa Mesa, California 92626  
Phone: (714) 427-7000  
Fax: (714) 427-7799

Date: 01/31/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
600 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626-7689.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) January 31, 2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Christopher D Crowell ccrowell@hrhlaw.com
- Michael C Fallon mcfallon@fallonlaw.net
- D Edward Hays ehays@marshackhays.com, 8649808420@filings.docketbird.com
- Marshall J Hogan mhogan@swlaw.com, semartinez@swlaw.com
- John H MacConaghy macclaw@macbarlaw.com, kmuller@macbarlaw.com
- Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com
- Angie M Marth amarth@logs.com, ssali@logs.com
- Anthony J Napolitano anapolitano@buchalter.com, IFS\_filing@buchalter.com; salarcon@buchalter.com
- Bruce D Poltrock bpoltrock@frandzel.com, achase@frandzel.com
- Jack A Reitman jareitman@lgbfirm.com, srichmond@lgbfirm.com; emeza@lgbfirm.com; vrichmond@lgbfirm.com
- John P Reitman jreitman@lgbfirm.com, srichmond@lgbfirm.com; emeza@lgbfirm.com
- Michael B Reynolds mreynolds@swlaw.com, kcollins@swlaw.com
- Michael G Spector mgspector@aol.com, mgslawoffice@aol.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Reed S Waddell rwaddell@frandzel.com, sking@frandzel.com
- David Wood dwood@marshackhays.com, 8649808420@filings.docketbird.com
- Jasmin Yang Jasmin.Yang@lewisbrisbois.com, Cheryl.Scranton@lewisbrisbois.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) January 31, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Scott O. Smith  
Buchalter, Nemer, Fields and Younger  
601 S Figueroa St. #2400  
Los Angeles, CA 90017-5704

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) January 31, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Federal Express

The Honorable Catherine E. Bauer  
United States Bankruptcy Court  
Central District of California  
Ronald Reagan Federal Building and Courthouse  
411 West Fourth Street, Suite 5165 / Courtroom 5D  
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 31, 2019	Kimberly A. Collins	/s/ Kimberly A. Collins
<i>Date</i>	<i>Printed Name</i>	<i>Signature</i>

Label Matrix for local noticing  
0973-8  
Case 8:16-bk-14186-CB  
Central District of California  
Santa Ana  
Thu Jan 31 11:08:56 PST 2019

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

United States Trustee (SA)  
411 W Fourth St., Suite 7160  
Santa Ana, CA 92701-4500

Bella Casa Property Services  
c/o Stephen F. Henry, Esq  
2625 Alcatraz Avenue, Suite 615  
Berkeley, CA 94705-2702

David Abreu Vineyard Management, Inc.  
P.O. Box 89  
Rutherford, CA 94573-0089

Ehren Jordan Wine Cellars, LLC  
3530 Silverado Trail North  
St. Helena, CA 94574

Jack Reitman  
Landau Gottfried & Berger LLP  
1801 Century Park East, Suite 700  
Los Angeles, CA 90067-2309

Mortgage Service Center  
2001 Bishops Gate Blvd  
Mount Laurel, NJ 08054-4604

Wells Fargo Bank  
Po Box 14517  
Des Moines, IA 50306-3517

Western Alliance Bank, an Arizona corporation  
Michael Marcellette, Vice President, Leg  
Western Alliance Bank  
2700 West Sahara Avenue, 4th Floor  
Las Vegas, NV 89102-1700

Comerica Bank  
c/o Snell & Wilmer LLP  
350 S. Grand Ave., Suite 2600  
Los Angeles, CA 90071-3487

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Western Alliance Bank  
Law Offices of Les Zieve  
30 Corporate Park, Ste 450  
Irvine, CA 92606-3401

Comerica Bank  
c/o PHH Mortgage Corporation  
One Mortgage Way  
Mailstop: SV01  
Mt. Laurel, NJ 08054-4637

David Ehren Jordan  
3530 Silverado Trail North  
St. Helena, CA 94574

Grassi Construction, Inc.  
1098 Jordan Lane  
Napa, CA 94559-1435

Michael Bello  
8424 St. Helena Hwy  
Rutherford, CA 94573

Official Committee of Unsecured Creditors  
c/o Landau Gottfried & Berger  
1801 Century Park East, Suite 700  
Los Angeles, CA 90067-2309

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
PO Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

David Abreu  
c/o Buchalter Nemer  
1000 Wilshire Boulevard, 15th Floor  
Los Angeles, CA 90017-1730

David Abreu Vineyard Management, Inc.  
c/o Buchalter Nemer  
1000 Wilshire Boulevard, 15th Floor  
Los Angeles, CA 90017-1730

Snell & Wilmer L.L.P.  
600 Anton Blvd Ste 1400  
Costa Mesa, CA 92626-7689

Santa Ana Division  
411 West Fourth Street, Suite 2030,  
Santa Ana, CA 92701-4500

Damon Rubin  
Frاندzel Robins Bloom & Csato, L.C.  
6500 Wilshire Blvd., 17th Floor  
Los Angeles, CA 90048-4904

David P. Abreu  
c/o James Rose  
Buchalter Nemer  
1500 Railroad Avenue  
Saint Helena, CA 94574-1106

Internal Revenue Service  
Mary Ann Urrutia  
Insolvency Group 2 - Oakland  
1301 Clay Street, M/S 1400 S  
Oakland, CA 94612

Michael Marcellette  
Vice President, Legal & Recovery  
Western Alliance Bank  
2700 West Sahara Avenue, 4th Floor  
Las Vegas, NV 89102-1700

The Walldesign Liquidation Trust  
Landau Gottfried & Berger LLP  
1801 Century Park East, Suite 700  
Los Angeles, CA 90067-2309

Western Alliance Bank  
2701 E Camelback Rd Ste  
Phoenix, AZ 85016-4309

Michael C Fallon  
100 E Street Ste 219  
Santa Rosa, CA 95404-4606

Michael C. Fallon  
Law Offices of Michael C. Fallon  
100 E St. #219  
Santa Rosa, CA 95404-4606

Michael G Spector  
Law Offices of Michael G. Spector  
2677 N Main St Ste. 910  
Santa Ana, CA 92705-6690

Nancy Ann Bello  
Post Office Box 8357  
Newport Beach, CA 92658-8357

Richard A Marshack (TR)  
Marshack Hays LLP  
870 Roosevelt  
Irvine, CA 92620-3663

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address..

(u) Courtesy NEF

(u) Brian Weiss

End of Label Matrix	
Mailable recipients	33
Bypassed recipients	2
Total	35